

**MEMORANDUM OF AGREEMENT
BETWEEN**

**THE URBAN RENEWAL AGENCY OF THE CITY OF EUGENE
AND
THE OREGON STATE HISTORIC PRESERVATION OFFICE**

**REGARDING
THE EWEB HQ/WAREHOUSE & OPERATIONS BUILDING
DEMOLITION PROJECT
EUGENE, LANE COUNTY, OREGON**

WHEREAS, the Urban Renewal Agency of the City of Eugene (City) owns the Eugene Water & Electric Board (EWEB) HQ/Warehouse & Operations Building (Warehouse Building), located at 500 East 4th Avenue, in Eugene, Oregon, and shown on the diagram attached as Exhibit A; and

WHEREAS, the Warehouse Building, built in 1951 and the first independent headquarters of the EWEB, was determined eligible for listing in the National Register of Historic Places in 2011; and

WHEREAS, the City proposes to demolish the Warehouse Building to allow for redevelopment of the Downtown Riverfront property; and

WHEREAS, the City constitutes a political subdivision, as defined by Oregon Revised Statute (ORS 358.653 [1983 c.295 §§1,5,6; 1989 c.743 §3]; and

WHEREAS, in accordance with 358.653, the City has consulted with the Oregon SHPO regarding the adverse effect determination to the Warehouse Building (SHPO Case No. 19-0168) and the Oregon SHPO concurred; and

WHEREAS, the City has conducted multiple community/public stakeholder engagement meetings and public outreach, including with tribes, concerning the proposed redevelopment of the Downtown Riverfront project and information on that process can be found on the project website: <https://www.eugene-or.gov/3506/Downtown-Riverfront-Development>; and

NOW, THEREFORE, the City and the Oregon SHPO agree that the EWEB HQ/Warehouse & Operations Building Demolition Project shall be implemented in accordance with the following stipulations in order to take into account the effect of the project on an identified historic property.

I. STIPULATIONS

The City shall ensure that the following measures are carried out:

A. STATE LEVEL DOCUMENTATION

Oregon State Level Documentation of the building in accordance with the following standards will be completed. This approach is similar to the standards of the Historic American Buildings Survey (HABS) but allows for digital photography in place of medium or large-format film photography. Documentation will include no less than:

- i. An architectural description of sufficient length and detail to accurately document the Warehouse Building, its site, and all related appurtenances, to include the following information:
 - The physical context of the building and how it relates to the surrounding environment or property as a whole,
 - The historical context of the Warehouse Building concerning the relationship of the buildings or structures to the development of the surrounding area and to trends in local and national histories,
 - Specific historical data, including the dates of initial planning and development, any changes in plan and evolution, individuals such as architects or developers associated with the site, and associated historical events, and
 - A physical description of the property according to the original plan, how it has changed over time, and how it is at present.
- ii. A detailed history, of sufficient length and detail to accurately document the Warehouse Building and its context, that includes the dates of construction, names of architects or builders, ownership, and changes to the property.
- iii. A bibliography of sources cited and consulted.
- iv. A map of the Warehouse Building site on the appropriate United States Geological Survey or similar map.
- v. A scale site plan that includes all buildings and structures at the Warehouse Building property.
- vi. Scale floor plans of Warehouse Building.
- vii. Digital photographs adhering to National Register digital photograph standards in lieu of large-scale film photography, with each building or structure documented by no less than eight (8) photos. The photographic documentation will be completed and sent to SHPO for review of adequacy and completeness prior to any construction or changes to the Warehouse Building. Photographs will include:
 - General or environmental views of the property to illustrate setting, landscape, adjacent buildings, and roadways,
 - The front façade of each building on site,
 - Perspective view, front and one side of each building on site,
 - Perspective view, rear and opposing side of each building on site,
 - Detail, front entrance and/or a typical doorway,
 - Exterior details of architectural interest, and
 - Interior views to capture spatial relationships, typical spaces, and any decorative or character defining features including hallways and stairways.
- viii. Relevant archival materials, including original architectural drawings or maps, brochures, historic photos, newspaper clippings, or other archival items of interest related to the property.

- ix. Documentation must be prepared by persons that possess the skills of a qualified Historian, Architectural Historian, or Cultural Resource Specialist.
- x. The City will supply one hard copy and one digital CD copy of this documentation to the Oregon SHPO to fulfill this stipulation. Additional copies of this documentation will be provided to the Lane County History Museum, Oregon Historical Society and the University of Oregon Knight Library Special Collections. If any of the listed repositories cannot accept the document, SHPO and the City will work together to find an alternate repository. The document shall be available at least one other location besides the SHPO and the City.
- xi. Proof of these submissions is required before the stipulation will be considered complete.

B. ON-SITE INTERPRETATION

The City will assure that the history of EWEB, including the construction and operation of the Warehouse Building on the Downtown Riverfront property, will be the subject of an appropriate interpretative installation to be located on publicly-accessible and maintained property within the proposed redevelopment or park site shown on Exhibit A. The interpretative installation will, at minimum, include the following:

- i. Text of sufficient length and detail to describe the history of EWEB and its operations, including a focus on the historic uses of the Downtown Riverfront property.
- ii. Graphics, including historic photographs and other materials, that illustrate the history of the site.
- iii. Other narrative and graphic material as appropriate.
- iv. Fabrication shall be of durable, exterior quality, material with a minimum overall size of 24x36" or acceptable alternative scale.
- v. Interpretive text and graphics will be prepared by persons that possess the skills of a qualified Historian, Architectural Historian, Cultural Resource Specialist, or Exhibit Specialist/ Graphic Artist, with fabrication by an organization that has the ability to create and design professional quality interpretive panels.
- vi. The interpretative installation shall be available to the public for a minimum of 5 years.

C. DIGITAL ARCHIVAL INFORMATION

To improve access to historic records, the City will fund the digital scanning and reproduction of early municipal records held by the Lane County History Museum (LCHM). This project, to be funded by the City and undertaken by LCHM staff, will result in the addition of approximately 1000 individual records related to the history of the City of Eugene and Lane County, as currently held by LCHM and determined by their staff to be of interest to the public, historians, and others. All documents will be made available via the LCHM Digital Archives website (<https://lchm.org/digital-collection/>).

II. REVIEW OF MITIGATION MATERIALS

The City shall provide the OR SHPO at least one opportunity lasting a minimum of thirty (30) calendar days to comment on the completeness of the mitigation materials developed in fulfillment of Stipulation I. of this document before final submission. Comments provided by OR

SHPO shall be taken into consideration within the limits of the project as described in the stipulations.

III. MONITORING AND REPORTING

Each year from the date of final signature following the execution of this MOA until it expires or is terminated, the City shall provide all signatories to this MOA a summary memo briefly detailing work undertaken pursuant to its terms. The memo shall include any scheduling changes proposed, any problems encountered, any disputes, objections, or comments received, including those from the general public in the City's efforts to carry out the terms of this MOA.

IV. AMENDMENTS

Any signatory may request that this MOA be amended by submitting such a request to the other signatories and consulting parties in writing. The City shall consult with the signatories and consulting parties for up to sixty (60) calendar days, or another time period agreed to by all signatories, concerning the necessity and appropriateness of the proposed amendment. At the end of the consultation period The City shall provide an amended MOA for signature by the signatories and consulting parties or a written statement describing why the proposed The City choose not to pursue an amendment to this MOA. Amendments shall be effective on the date a copy of the MOA is signed by all of the signatories and filed with the SHPO.

V. TERMINATION

If any signatory to this MOA determines that its terms will not or cannot be carried out, that party shall immediately consult with the other signatory to attempt to develop an amendment per Stipulation IV, above. If within sixty (60) days, or another time period agreed to by all signatories, an amendment cannot be reached, any signatory may terminate the MOA upon written notification to the other signatories.

Once the MOA is terminated, and prior to work continuing on the undertaking, the City must execute a replacement MOA pursuant to Oregon SHPO guidelines for implementation of ORS 358.653(1). The City shall notify the signatories as to the course of action it will pursue.

VI. DURATION

This MOA will expire if its terms are not carried out within three (3) years from the date of its execution. Prior to such time, the City may consult with the other signatories to reconsider the terms of the MOA and amend it in accordance with Stipulation IV above.

VII. EXECUTION

Execution of this MOA by the City of Eugene and SHPO and implementation of its terms evidence that the City took into account the effects of the undertaking on historic properties and afforded OR SHPO an opportunity to comment.

SIGNATORIES:

Urban Renewal Agency of the City of Eugene

BY: Michael Kinnison Date 3/13/19
Michael Kinnison, Community Development Director

Oregon State Historic Preservation Officer Date

BY: Christine Curran Date 3.15.19
Christine Curran, Deputy State Historic Preservation Officer

EXHIBIT A - EWEB Warehouse MOA

